

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
MINUTES  
FEBRUARY 13, 2006**

**A. CALL TO ORDER**

The meeting was called to order at 5:07 p.m. by McManus, Chair.

Members present: Leota McManus, Bill Hartman, Rich Heininger, Matt Madsen and Mark Norman  
Members absent: None  
Staff present: Brenda Carrico and Tina Hochwender  
Others present: None

**B. APPROVAL OF MINUTES**

Motion by Norman, seconded by Hartman, to approve the October 5, 2005 minutes. Motion approved.

**C. APPROVAL OF AGENDA**

Motion by Madsen, seconded by Heininger, to approve the agenda. Motion approved.

**D. PUBLIC HEARING/REGULAR MEETING**

Review of Amended B-06 CDBG, HOME and ADDI Budgets

Carrico reviewed the handouts and explained the differences in the 2006 projections and actual funds received. She also reviewed the 2005 carry-overs. Norman asked what the Coit Road project was. Carrico informed the Committee that the Coit Road project is to assist in the access to a 12 unit facility for mentally disabled individuals. The project is being developed by Crossroads of Western Iowa. Norman asked the project is anticipated to be complete. Carrico stated it is anticipated to be complete in the summer of 2006. Funds were committed to the project in 2004 under the NRSA Program, added Hochwender.

Carrico next reviewed the Section 108 project at the Nonpareil building. The developer is J Developer and the National Development Council is preparing the application for the HUD 108 loan. The project should be complete within 12 months of approval of the 108 loan and the new market tax credits. The approvals are expected to come in May. Heininger asked if there was a tenant yet. Norman added that there is a tenant lined up but the papers have not been signed yet. Also, the project did not qualify for Historic Rehab. Tax Credits and is scrambling to make up for this loss of funds. Heininger asked how much of the building's original character will be restored. Norman stated that the original façade will be restored but the new addition would be removed. Discussion ensued.

Carrico reviewed the revised 2006 revenues handout.

Motion by Heininger, seconded by Madsen, to approve the amended B-06 CDBG, HOME and ADDI Budgets to reflect the actual funds received and the carryover amounts as provided in Attachment A. Norman abstained. Motion approved.

**E. OTHER BUSINESS**

Review of the 2006 Annual Action Plan

Carrico discussed President Bush's proposal to cut the 2007 CDBG program by 25 %. She stated that we will need to anticipate at least another 10% cut next year.

Carrico also discussed how the Chamber of Commerce is putting together a panel of City Boards and Commissions to present to their Leadership of Council Bluffs class. The names of the CDAC members were provided to the Chamber and you may be receiving phone calls.

**F. PRESENTATIONS FROM THE COMMITTEE MEMBERS – None.**

**G. ADJOURNMENT**

Motion by Norman, seconded by Heininger, to adjourn the meeting at 5:27 p.m. Motion approved.

Respectfully submitted by:

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Tina Hochwender  
Community Development Project Coordinator

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Date